

APPROVED  
MINUTES  
NORTHWEST PROGRESSO – FLAGLER HEIGHTS  
REDEVELOPMENT ADVISORY BOARD  
FORT LAUDERDALE  
100 NORTH ANDREWS AVENUE  
8<sup>th</sup> FLOOR CONFERENCE ROOM  
MAY 25, 2011 – 3:30 P.M.

**Cumulative Attendance**

| <u>Members Present</u>    | <u>Attendance</u> | <u>May 2011 - April 2012</u> |               |
|---------------------------|-------------------|------------------------------|---------------|
|                           |                   | <u>Present</u>               | <u>Absent</u> |
| Steve Lucas, Chair        | P                 | 1                            | 0             |
| Ella Phillips, Vice Chair | P                 | 1                            | 0             |
| Jessie Adderley           | P                 | 1                            | 0             |
| Ron Centamore             | P                 | 1                            | 0             |
| Nate Ernest-Jones         | P                 | 1                            | 0             |
| Alan Gabriel              | P                 | 1                            | 0             |
| Mickey Hinton             | A                 | 0                            | 1             |
| Bradley Hubert            | P                 | 1                            | 0             |
| Brice Lambrix             | A                 | 0                            | 1             |
| Yvonne Sanandres          | A                 | 0                            | 1             |
| Doug Sterner              | P                 | 1                            | 0             |
| John Wilkes               | A                 | 0                            | 1             |
| Samuel Williams           | P                 | 1                            | 0             |

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

**Staff**

Alfred Battle, Director, CRA  
Sandra Doughlin, Clerk III, CRA  
Bob Wojcik, CRA  
Barbara Hartmann, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

**Motion** made by Mr. Gabriel, seconded by Mr. Hubert, to remind the Commission of the proposed joint workshop meeting at 7 p.m. on June 28, 2011, at the Mizell Center. In a voice vote, the **motion** passed unanimously.

**I. Call to Order / Roll Call**

Chair Lucas called the meeting to order at 3:37 p.m. and roll was called. Mr. Battle informed the Board that Ms. Berry has tendered her resignation.

Chair Lucas welcomed Mr. Ernest-Jones to the Board. Mr. Ernest-Jones is a longtime Florida resident with a background in urban planning and design. He works in real estate development and construction and is active in the Flagler Heights Civic Association.

Chair Lucas said the body of the Advisory Board can consist of up to 15 people; with Ms. Berry's resignation and Mr. Ernest-Jones' and Ms. Sanandres' appointments, they are two members short of this number. He emphasized the importance of all members attending in order to ensure a quorum is reached. The members briefly discussed the number necessary to reach a quorum.

## **II. Approval of Minutes from March 23, 2011 Meeting**

**Motion** made by Mr. Gabriel, seconded by Mr. Hubert, to approve the minutes of the March 23, 2011 meeting. In a voice vote, the **motion** passed unanimously.

## **ACTION ITEMS**

### **III. Disposal – Portion of Parcel – 921 NW 6 Street**

Mr. Battle recalled that at the March meeting, the Board had taken action to recommend streetscape assistance for Northwest Gardens 1, a project by the Housing Authority and the Carlisle Group. The CRA Board has since approved the recommendation to provide funding to the Housing Authority and the Carlisle Group. Since that time, the CRA has learned that the cost of one item was misquoted by a contractor, which resulted in an increase of approximately \$40,000 in cost. This increased the recommended contribution to slightly more than \$200,000. Mr. Battle advised that while this affected the project's costs, Public Works has verified that the improvements are consistent with industry standards. The City Commission has been asked to approve the higher amount, and the funds are in place to be provided.

Mr. Battle continued that a portion of the documentation had mentioned "pocket park" improvements to a CRA-owned parcel on Sistrunk Boulevard. The developer has since provided a more complete artist's sketch of the improvements, as well as more detailed costs. Mr. Battle said the CRA would be asked to fund roughly 90% of this investment, which would probably result in a request for the CRA to "give them a portion of our property next to that building," as Code does not allow for openings to be made on the western side of the property unless the owner also owns the adjacent property. The Housing Authority would be asked to maintain the pocket park improvements.

Mr. Battle continued that there are a number of Centennial projects underway around the City. One proposed project would be placed in Sistrunk Park, which is to the south of the Progresso Village neighborhood. He explained that a piece of the proposed monument would be placed in this park, while other pieces may be placed at other locations along the roadway.

He concluded that the CRA does not have a desire to improve the pocket park area, as it is rather small and they are "not in the park business." If the Housing Authority is willing to maintain the improvements, he felt this could be a good idea to discuss. The City Commission has already been asked to permit the CRA to issue a 30-day notice to dispose of the piece of property adjacent to the Housing Authority's building. The Housing Authority would then submit a proposal, which the Board would be able to review.

Mr. Hubert requested clarification of the improvements that would be made to the building. Mr. Battle said the building would serve as a community center. The Housing Authority cannot currently "open up" the western side of the property, as it is owned by the CRA and Code does not allow openings to be made across another entity's property. The building and park would be part of the Northwest Gardens 1 project.

He clarified that the only property the Housing Authority would like the CRA to give them is a 10 ft. x 50 ft. strip. The property is not large enough for the CRA to use for any other purpose.

Mr. Battle said the Housing Authority, in addition to maintaining the parcel, would also be willing to provide electricity from their meter to support any events they may have in the area. He suggested that the Housing Authority could provide the CRA with different cost scenarios for the improvements they plan to make.

Mr. Centamore asked how the prices for artwork and landscaping were estimated. Mr. Battle said they were based on the artist's previous involvement in projects around Broward County. The artist had attended a district meeting to present his concept of the proposed Centennial project. Mr. Centamore asked if the artwork would be inside the parcel or on the building. Mr. Battle said while it could be both, the price quoted was for the artwork to be on the building. Mr. Centamore concluded that he had an issue with the Housing Authority spending the amount quoted without paying taxes back to the City.

Ms. Phillips said she was familiar with the artist. She also had concerns with the expense and would like to see different, possibly less expensive versions of the project presented. She added that the CRA, as well as the Housing Authority, should also have some input on how they would like the project to look. She felt this kind of development could be very helpful to the community.

Ms. Adderley pointed out that the CRA was created to redevelop and revitalize the community, even if they might not see returns on some of their investments in the short term. She also agreed they should remain mindful of the expenses.

Mr. Williams said while he shared concerns that money is well-spent and allocated to areas that will show a return, an investment can also be a catalyst for other improvements to begin. He felt this kind of investment is also necessary to revitalize the CRA.

Mr. Centamore agreed with this, but explained his concern was that the Housing Authority does not pay taxes to the City, yet was coming to the CRA for money. Mr. Williams agreed there should be a limit to what the CRA continues to do for the Housing Authority; however, he felt since the CRA cannot do anything to improve the property, giving it to the Housing Authority would "make it presentable" and improve the area.

Mr. Hubert pointed out that while the CRA can finance a certain number of improvements that do not affect tax increment income, they must also make improvements that will keep tax revenue coming in.

Mr. Williams noted that the CRA has done streetscapes and lighting in a lot of areas other than Sistrunk Boulevard, which he felt were good improvements. He agreed that they must remain cognizant of where the money is coming from and how it is spent, which is part of their responsibility when making recommendations.

Mr. Centamore requested clarification of where some of the artist's improvements would go, suggesting that if painting instead of tile was used, the beautification would come to less of an expense. It was clarified that the tile was proposed to be "on both the wall and the ground." Mr. Battle said the tile would be maintained on the same schedule as the sidewalks.

He noted that what he was hearing from the members was that they would like to see some alternative designs and costs. The Board will also have to make a decision about how much of an expenditure they wish to make. He advised that roughly 90% of the project would come from the CRA, although most of the contribution would be in the form of the portion of property that would go to the Housing Authority.

Chair Lucas said he felt giving the Housing Authority the piece of property "makes a lot of sense," as it would make their building more functional and would allow the park to be complementary to events they might hold throughout the year. The cost of "landscaping and hardscaping" was estimated at \$54,000, with

an additional \$10,000 for the bus shelter. He noted, however, that he had an issue with the cost of the art, and agreed with others that less expensive options should be presented to the Board in a tiered approach.

Mr. Ernest-Jones commented that his concern was for the “opportunity costs” associated with the project: although only a few feet of the property would be deeded over to the Housing Authority, it would completely negate the use of the property by the CRA. He pointed out that in five years’ time, for example, the lot could be viable for retail or other use.

Mr. Battle noted that there are larger parcels within the CRA on which they have placed “premium value...for redevelopment purposes;” however, the lot in question is not one of these. Mr. Gabriel added that it would be difficult to erect a building that would meet today’s zoning standards on the CRA-owned parcel.

Mr. Battle said Staff generally considers these issues from both short- and long-term perspectives: while nothing could be built on the parcel according to current zoning Code, the opportunity presented to the Board would allow for not only use of the parcel but use of the building on the property next door. On the other hand, the long-term aspect would be that as the corridor evolves, the CRA does not want to give up the opportunity to develop the property if Code changes to allow it. He explained that this was why the CRA was not considering giving the Housing Authority the entire piece of property.

Mr. Williams asked if the CRA is continuing to work with the City in developing a different set of zoning standards for the corridor. Mr. Battle confirmed this.

Chair Lucas asked if a recommendation by the Board would require a motion. Mr. Battle said a motion could ask that the Housing Authority make certain improvements as related to the proposal.

**Motion** made by Mr. Centamore, seconded by Mr. Williams, to go back to [the Housing Authority] and see alternatives on improvements they can make and provide the Board with different ideas and different costs so they can evaluate. In a voice vote, the **motion** passed unanimously.

## **DISCUSSION ITEMS**

### **IV. Update on Joint Workshop**

Mr. Battle recalled that the joint workshop between the CRA Board and the City Commission is scheduled for June 28, 2011. The meeting will be at 7 p.m. in the Mizell Center.

Chair Lucas requested information on the format of the workshop. Mr. Battle noted that there is an Advisory Board meeting the Wednesday before June 28, and suggested they could discuss the format in more detail at that time. He will also have a draft of his presentation, and the Board can include additional information they would like to discuss.

Mr. Hubert said he would prefer the Board select three to four smaller items to discuss rather than a large overall plan. Mr. Battle said this would be similar to the format of the meeting held between the City Commission and the Beach CRA in 2010: the Beach CRA selected a group of capital improvement projects to discuss. He said he would present what has been done thus far, and the Board would then have a chance to discuss those items of interest to them as well.

Chair Lucas asked the Board if they would like to discuss and agree on areas of concentration at the meeting prior to the joint workshop.

Mr. Sterner said he would like to discuss the implementation plan, which was approved by a previous City Commission; he would like to know if the present Commission is committed to this plan, as they have taken some actions that have made him question their commitment. He noted that the Board has spent a lot of time, money, and community input developing the implementation plan. Mr. Battle said part of his presentation will be to lay out for the City Commission what the Board has accomplished and "what...we're working from." He suggested that the Board members predetermine a script for their discussion as well.

Mr. Sterner asked if the City Commission will familiarize themselves with the CRA prior to the meeting. Mr. Battle said while he felt they would do this, the Board should not expect the Commissioners to have the same level of knowledge that the members have.

## **V. Director's Report**

Mr. Battle reported that work on Sistrunk Boulevard is moving along on schedule for areas 1, 2, and 4. Work on area 3 will begin in June or early July. This will start to "open up" the Flagler Village area east of Andrews Avenue later in the year. Currently most of the drainage and underground utility work has been completed; the next stage will be undergrounding by Florida Power & Light (FPL). Completion for the entire project is slated for the beginning of March 2012.

Mr. Williams asked how construction has affected the Sistrunk corridor, noting that the CRA has worked to lessen the impact of construction on businesses; he asked if there is any development, private or CRA, that cannot get started due to the work. Mr. Battle said while there have been some coordination issues, there have been no stoppages.

Ms. Adderley asked how it can be possible to accommodate "two lanes going east, one lane going west" on Sistrunk Boulevard due to the wide sidewalks. Mr. Battle said the existing median in this area will go away to accommodate the three lanes.

Ms. Adderley expressed concern for the maintenance of the pavers in the area as well, which do not appear to coordinate with nearby buildings. Mr. Battle said these will be sealed, which will darken them to a degree and will also help with cleaning and maintenance in the future. They will be re-sealed annually. He added that the sidewalks were designed to have different appearances in different areas.

Ms. Adderley asked if the sidewalks will be evened out. Mr. Battle said they would in order to prevent a tripping hazard.

Mr. Battle said the CRA is still working on the renovation of the Eula Johnson House with a target date of July 2. A Centennial event in association with the commemoration of the wade-in is planned at this location on July 4. Members will receive invitations to this event.

The Northwest Commercial Project is on the upcoming City Commission Agenda. Work with the developer is in the final stages and they are verifying financing for the project. The CRA is being asked to amend the lease agreement between the developer and the new Save-a-Lot. Save-a-Lot had originally placed certain restrictions on the types of other tenants who could locate in the shopping center, and these requirements must be relaxed in order to allow Family Dollar to go into the same center. Bank of America is slated to be the third committed tenant. Construction on this project should begin in early July.

The CRA remains committed to lighting in the Flagler Heights area, and hopes to get a bid package out early next week for this contract. He estimated it should only take two weeks to get work started on this project.

## **VI. Communication to CRA Board**

**Motion** made by Mr. Gabriel, seconded by Mr. Hubert, to remind the Commission of the June 28 proposed joint workshop meeting at 7 p.m. on June 28, 2011, at the Mizell Center. In a voice vote, the **motion** passed unanimously.

## **VII. Old / New Business**

Chair Lucas returned to the discussion of the composition of the Board and what constitutes a quorum. Mr. Battle referred to the Ordinance that created the

Board, which states a quorum consists of a majority of the membership. Chair Lucas stated this would mean seven members in attendance would currently constitute a quorum.

Mr. Sterner said July 7-9 is the 15<sup>th</sup> annual Florida Neighborhoods Conference, which will be held in Fort Lauderdale. Tours of various neighborhoods are offered to conference participants from all across the state; a tour of the Northwest will be offered at this year's conference. He said this would be an excellent way to highlight the work done by the CRA.

#### **VIII. Adjournment**

There being no further business to come before the Board at this time, the meeting was adjourned at 4:45 p.m.

[Minutes prepared by K. McGuire, Prototype, Inc.]